CAPSULE SUMMARY

SITE NAME: Elizabeth Waters Farm

SITE NUMBER: #13/19

APPROXIMATE BUILDING DATE: c. 1884-1892; added to c.1920's

LOCATION: 22010 Ridge Road, Germantown, Maryland 20874

The Waters Farmhouse is a 2 1/2 story, side-gabled, three-bay, stucco-covered late-Victorian fram structure with a rear wing which combines a two-story flat-roofed section (open on the ground floor) with a 2 1/2 story gable-roof section. Most windows are two/two with shutters and slightly projecting cornices. The gable ends have small, six-pane windows, double in the rear gable and single in the main block. A one-story, shed-roofed, slate-floored porch with large arched openings extends across the south and east elevations of the house. The roof is metal and the foundation is stuccoed stone. There are a number of outbuildings on the site which date from the 1920's and 30's.

SITE INFORMATION

Site Name: Elizabeth Waters Farm

Site Number: 13-19

County Tax Account Number: 2229505

Name and Address of Property Owner:

David Yegher 22022 Ridge Road Germantown, Md. 20874

Master Plan Recommendation:

<u>Historic Preservation Ordinance Criteria</u>

(1)	Hist	corical and cultural significance The historic resource
<u>X</u>	ā.	Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
	b.	Is the site of a significant historic event;
	Ø.	Is identified with a person or group of persons who influenced society;
<u>X</u>	d.	Exemplifies the cultural, economic, social, political cr historic heritage of the county and its communities.
(2)	Arch	itectural and design significance. The historic resource:
<u>X</u>	a.	Embodies the distinctive characteristics of a type, period, or method of construction,
	b.	Represents the work of a master;
	C.	Possesses high artistic values;
	d.	Represents a significant and distinguishable entity whose components may lack individual distinction, or
Σ_	е.	Represents an established and familiar visual feature of

the neighborhood, community or county due to its singular

Environmental Setting Recommendation:

The environmental setting should be approximately rectangular in shape and bounded by:

physical characteristic or landscape.

Ridge Road on the east; the knoll just beyond the fence on the west; the property line separating the Waters Farm from the development to the south; and the row of trees & shrubs approximately 150-200 yards north of the house.

The setting would include all of the outbuildings as well as the driveway from Ridge Road to the house

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME				
HISTORIC	Elizabeth Waters	Farm		
AND/OR COMMON				
2 LOCATIO	N			·
STREET & NUMBER	22010 Ridge Road			
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STATE	Maryland 20874	. Vicinity of	county Montgomery	
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4 OWNER O	F PROPERTY			
NAME	David Yegher		Telephone #: (30)	1) 353-9554
STREET & NUMBER	22022 Ridge Road			
CITY, TOWN	Germantown	VICINITY OF	STATE Z Maryian	ip Code d 20874
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6 REPRESEN	TATION IN EXISTI	NG SURVEYS		
TITLE	Montgomery County	Locational At	clas of Historic	Sites
DATE	1976	FEDERAL	_STATE XCOUNTY _LOCAL	
DEPOSITORY FOR SURVEY RECORDS	M-NCPPC			
CITY, TOWN	Derwood		State Maryland	7

CONDITION

CHECK ONE

CHECK ONE

_EXCELLENT X_GOOD

__DETERIORATED __RUINS

__UNALTERED X_ALTERED

X_ORIGINAL SITE

__FAIR

__UNEXPOSED

__MOVED DATE____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Waters farmhouse is a handsome 21/2 story, side-gabled, three-bay, stucco-covered late-Victorian frame structure with a rear wing which combines a two-story flat-roofed section (open on the ground floor) with a 2½ story gable-roof section. Most windows are two/two with shutters and slightly-projecting cornices. The gable ends have small, six-pane windows, double in the rear gable and single in the main block. A one-story, shed-roofed, slate-floored porch with large arched openings extends across the south and east elevations of the house. The roof is metal and the foundation is studded stone.

On the main facade (south) entrance is through a central doorway with a transom and sidelights. There is a second-story centered gable with a small window over the entrance.

On the east elevation, the porch is semi-hexagonal in shape, echoing that elevation's two-story, semi-hexagonal projecting bay, entrance is in the southernmost bay of the projection. There is an additional entrance at the northeast corner of the house. The large ground floor window in the east facade has a transom with tracery.

The floor plan features a center hall with a parlor on each side. The impressive curved wooden staircase which dominates the entrance hall was (according to Dorsey Howes) ordered from Philadelphia by his grandfather, James Robert Howes, who erected the house. Also according to Mr. Howes, all the rough timbers for the house were sawed from trees on the farm.

The farmhouse originally consisted of the I-shaped main block and the gable-roofed rear wing, erected 1884-1892. In the early 1920s, in response to the needs of a growing family, Joseph G. Howes enlarged the house by adding the wrap-around porch and the second-story bath and bedroom in the flat-roofed section at the northeast corner of the structure. He also added the pebble-dash stucco, installed indoor plumbing, (in 1919) and electricity (in 1928). There have been no alterations to the exterior of the house since the 1920s.

(continued)

There are a number of outbuildings to the north and west of the house. They date from the 1920s and 1930s and include a shed-roof hen house with vertical plank siding; a double corn crib and machine storage shed with a cat-slide roof and vertical plank siding; a rusticated concrete-block and clapboard, gable-roof dairy building used for storing milking equipment; a gable-roof one-bay pump house with vertical siding which houses the well, still in use; next to the pump house, a shed-roof, clapboard-sided structure with two entrances and a center window which was used partly as a meat house and partly for housing handymen; a silo and adjacent clapboard-and-concrete-block, gable-roof feed room; and two adjacent, frame shed-roof buildings (one three-bay, with vertical plank siding and the other one-bay and clapboarded) which were put to various uses over the years. The one-bay structure originally had a 1500 gallon water tank on its roof, for providing water to the house.

A dairy barn built in the 1930s was destroyed by lightning and a bank barn built about the same time as the house burned in the late 1970s; the stone foundation of the bank barn remains next to a second silo.

PERIOD	AF	REAS OF SIGNIFICANCE CH	IECK AND JUSTIFY BELOW	
_PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	_LAW	SCIENCE
_1500-1599	XAGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	XARCHITECTURE	EDUCATION	MILITARY	_SOCIAL/HUMANITARIAN
_1700-1799	ART	ENGINEERING	MUSIC	THEATER
<u>X</u> 1800-1899	COMMERCE	X_exploration/settlement	PHILOSOPHY	_TRANSPORTATION
X1900-	COMMUNICATIONS	_INOUSTRY	POLITICS/GOVERNMENT	_OTHER (SPECIFY)
		_INVENTION		

1884-1892; c.1920s SPECIFIC DATES

BUILDER/ARCHITECT James Robert Howes/Joseph Howes (Architect unknown)

STATEMENT OF SIGNIFICANCE

The Elizabeth Waters Farm (more accurately, the Howes Farm) is historically significant for its association with an earlier period it. the County's history when agriculture was predominant. A largely-intact late nineteenth-early twentieth century farm complex, it was, until very recently, associated with the Howes family, long-time Clarksburg residents and farmers. The farmhouse itself is architecturally significant as a late nineteenth century rural vernacular dwelling with Victorian details which has retained its architectural integrity.

The Waters Farm is located on part of a 163 acre tract which Sarah D. Sellman conveyed to James Robert Howes for seven dollars an acre in 1982, "...lot #2 in the division of the real estate of the late Joseph Neal, part of 'The Resurvey on Locust Grove' and part of 'The Addition to Brooke Grove'". (1) The property remained in the Howes family for almost 90 years, until it was sold to Brink Limited Partnership in the early 1970s. (2) In 1982, 16.75 acres of the original 163 acre tract (with the farmhouse) was conveyed to the current owner, David Yegher. (3)

According to James Robert Howes' grandson, Dorsey Howes, the farmhouse was erected by his grandfather in the late 1880's. Tax records corroborate this, showing an "improvement" valued at \$900 in 1884 and an addition (probably the rear wing) in 1892, with an increase in value to \$1200. (4) After James Robert Howes' death in a horse-and-wagon accident in 1912, the property passed to his wife, Eliza Howes, and then was sold to Dorsey Howes' father, Joseph G. Howes, (one of the nine children of James and Eliza Howes) in 1917 (5) It was Joseph Howes who enlarged the house in the 1920s by adding the wrap-around porch and enlarging the rear wing; the house has remained unaltered since then.

Joseph Howes died in 1967, and his wife, Ivy, sold the property in the early 1970s. She continued to live in the farmhouse until her death in 1972, and, even after the property was sold, members of the Howes family leased it back for several years and continued to farm it.

(continued)

The Howes family is representative of the era when the primary industry in the Clarksburg area -- and the county -- was farming. Dorsey Howes' father and grandfather were life-long farmers and dairymen; Joseph Howes, in fact, held a 50-year membership in the county dairy association. Dorsey Howes (in addition to helping run the family farm) owned a farm supply business (the Sunshine Feed Store) for over 30 years. According to Mr. Howes, his father managed to hold on to the property during the Depression because he diversified his crop production. In the New Deal years, the family farm was often "#1" in the county in terms of corn and wheat production. (6)

The Howes farmhouse has retained its original late 19th-early 20th century appearance and setting and the farm has retained most of its original outbuildings; it remains, therefore, an excellent example of an early twentieth century farm complex of the type which is rapidly disappearing from the county.

Footnotes

- 1. Land Records, Montgomery County, Maryland EBP 26/83.
- 2. Ibid. 4394/902.
- 3. Ibid. 5901/502.
- 4. Montgomery County Tax Records, 2nd District, 1892.
- 5. Ibid. 262/326.
- 6 Interview with Dorsey Howes, December 1989.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Attached

	CONTINUE	QN	SEPARATE	SHEET	IF	NECESSARY
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10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 16.75 ac.

VERBAL BOUNDARY DESCRIPTION

Attached

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

11 FORM PREPARED BY

NAME / TITLE

Lois Snyderman, Consultant

ORGANIZATION	Historic Preservation Commission	Feb. 1990
STREET & NUMBER	51 Monroe Street	TELEPHONE (301) 217-3625
CITY OR TOWN	Rockville	state . Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust

The Shaw House, 21 State Circle

Annapolis, Maryland 21401

(301) 267-1438

- G.M. Hopkins 1878 Atlas of Montgomery County, Maryland, Montgomery County Library, Rockville, Maryland.
- <u>History of Maryland 1812-1880</u>, J. Thomas Scharf, 3 Volumes, Tradition Press, Hatboro, Pennsylvania, 1967.
- 1865 Martenet and Bond Map, Montgomery County Library, Rockville, Maryland.
- Montgomery County Land and Equity Records, County Courthouse, Rockville, Maryland.
- Montgomery County Tax Assessment Records, Hall of Records, Annapolis, Maryland.
- A Grateful Remembrance, Richard K. MacMaster and Ray Eldon Hiebert, Montgomery County Historical Society, Rockville, Maryland, 1976.
- <u>History of Montgomery County</u>, Maryland, T.H.S. Boyd, Regional Publishing Co., Baltimore, Maryland, 1972
- Interview with Mr. Dorsey Howes, December 1989

10. Verbal Boundary Description - Elizabeth Waters Farm

SCHEDULE "A"

<u>Parcel 1:</u> All that piece or parcel of land situate, lying and being in the second (2nd) Election District of Montgomery County, Maryland, being part of the land conveyed by Brink 27 Limited Partnership, a Maryland Limited Partnership, to Phillip Cohen, Trustee, and E. Harold Patterson, Trustee, Joint Trustees for Brink 27 Limited Fartnership, by deed dated June 14, 1973, and recorded among the Land Records of Montgomery County, Maryland, in Liber 4394 at folio 902, and said parcel of land being more porticularly described as follows:

Beginning for the same at a corner fence post found at the beginning of the sixth (6th) line of Parcel One (1) as described in the aforesaid conveyance, thence with a part of the sixth (6th) line of said Parcel One (1) as now surveyed:

- South 02° 29' 34" West, 635.00 feet to a rebar and cap set, thence leaving the said sixth (6th) line to cross and include parts of Parcels
 One (1), Two (2) and Three (3) of Liber 4394 at folio 902 for the following seven (7) lines
- 2) North 73° 39' 50" West, 1212.93 feet to a rebar and cap set, thence
- 3) North 04° 00' 90" East, 540.00 feet to a rebar and cap set, thence
- 4) South 81° 10° 60" East, 570.00 feet to a rebar and cap set approximately two and one third (2.3') feet North of a corner fence post, thence
- 5) South 72° 00° 00" East 480.00 feet to a rebar and cap set, thence parallel and thirty (30) feet North of the second (2nd) line of Parcel Three (3), as described in the aforesaid conveyance
- 6) North 81° 11' 54" East, 470.00 feet to a rebar and cap set, thence parallel and thirty (30) feet North of the third line of Parcel Three (3) as described in the aforesaid conveyance
- 7) North 89° 15' 42" East, 396.04 feet to a rabar and cap set, thence
- 8) South 03° 53° 08° West, 30.10 feet to a rabar and cap set on the third (3rd) line of Parcel Three (3) as described in the aforesaid conveyance, approximately one half (0.5) of a foot South of a wire fence, thence with the remainder of the third (3rd) line reversed
- 9) South 89° 15' 42" West, 391.50 feet to a pipe found, thence reversely with the second (2nd) line of Parcel Three (3) as described in the aforesaid conveyance
- 10) South 81° 11' 54" West, 336.76 feet to the point of beginning; containing a computed area of 724,117 square feet or 16.62345 acres of land as surveyed in February, 1982, by Macris, Hendricks & Witmer, P.A.

Subject to all restrictions, rights of way, easements and other conditions contained in the deeds forming the chain of title to the captioned property.

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FOR the NATIONAL REGISTER OF BUSINESS FLOORS, NATIONAL PARKS SURVEUE

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The house is a two-story, frame structure, with a three-bay, main (south) facade and a one-story porch. On the east end, it has a two story bay window. The door has a side and transom light. A kitchen wing extends to the north.

West of the house is a frame bankbarn; along the ridge are three ventilation lanterns with louvered cpenings.

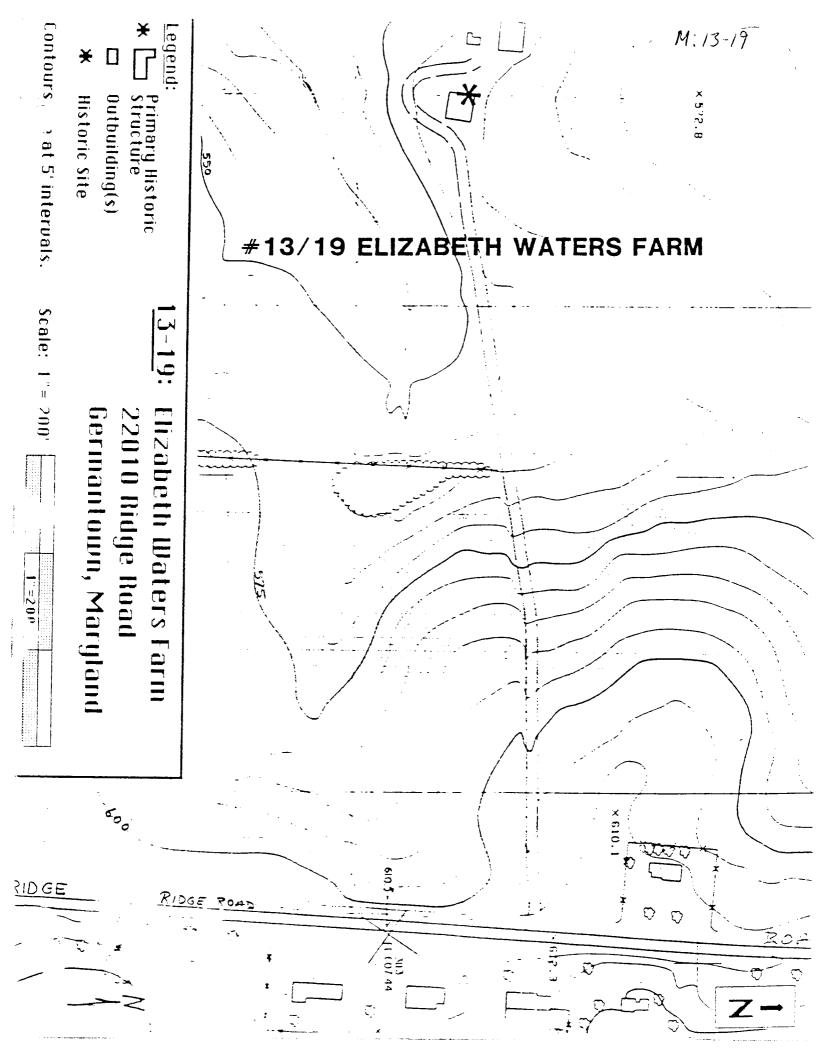
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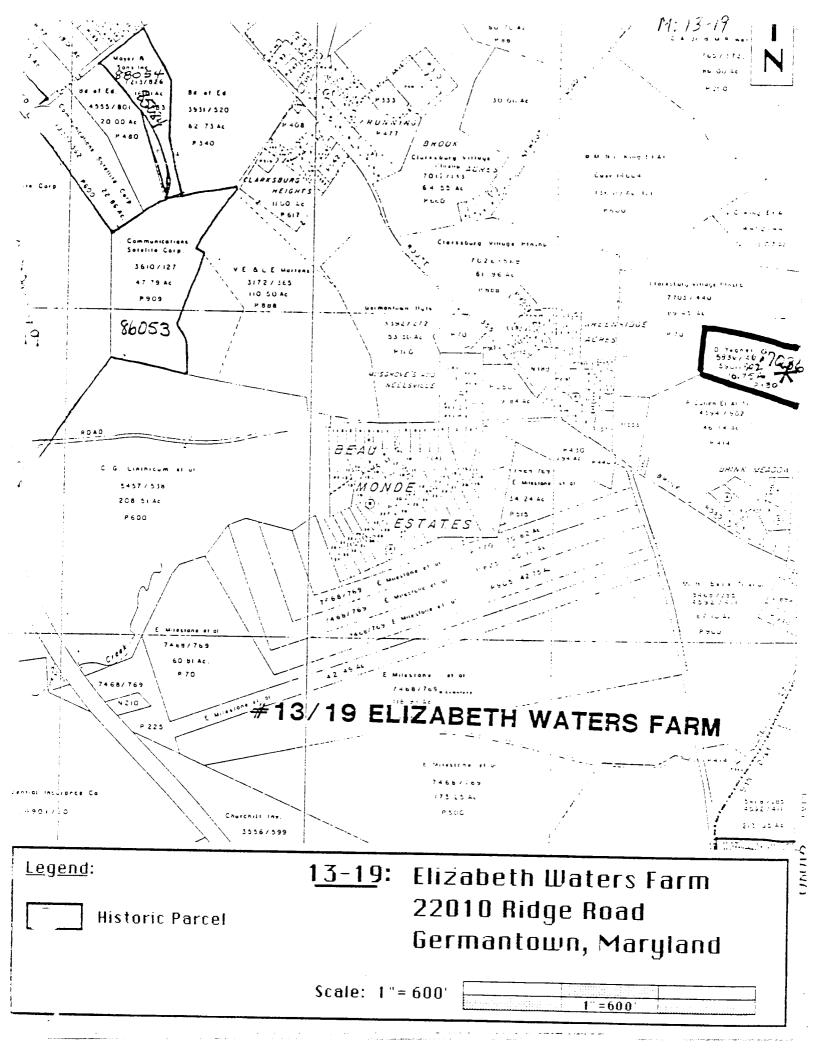
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Waters Farm Site 4,13 19 22022 Ridge Road Germantown, MD Setting. Lois Snyderman, 12/89



Waters Farm Sie # 113/19 22022 Ridge Rd Germantown MD Main (South) Facade Lois Snyderman, 12/89



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whers farm Sie 4 M: 13/19 22022 Ridge Rood Germantown, MD Outbuildings - (s) pumphouse on right, meat house, handyman room on left, Lois Snyderwan, 12/89



Waters Farm Sie # M: 13/19 22022 Ridge Rd Germantown, MD Outblogs - Double Corn Crib, Machine Shed Lois Snyderman, 12/89



Walers Farm Site # N.13 19 22022 Ridge Road German town, MD Outbuildings - (w) Dairy Blogs; Blog on right had rooftop wall tank Lois Snyderman, 190



Waters Form Site # M: 13/19 22022 Ridge Rd Germantown, MD Outbuilding-Bank Bern Foundation, Silo Lois Snyderman, 12/89



Waters Farm Site # M. 13/19 Outblogs - Hen House 22022 Ridge Rd Germantown, MD Lois Snyderman, 12/89



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NAME M:# 13-19 ELIZA WATERS HOUSE (HOWES FARM IN 1974)

LOCATION R+ 27 + R+ 115 CEDAR GROVE, Md (BRINK)

FACADE S

PHOTO TAKEN 3/22/74 MOWYER